

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Elissa D. Miller (CA Bar 120029) emiller@sulmeyerlaw.com <b>SulmeyerKupetz</b> A Professional Corporation 333 South Grand Avenue, Suite 3400 Los Angeles, California 90071 Telephone: 213.626.2311 Facsimile: 213.629.4520  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Sam S. Leslie, Chapter 7 Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  OBEDIAH MARIA ACEVES,    Debtor(s).	CASE NO.: 2:18-bk-21313-BB CHAPTER: 7          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>
<b>Sale Date:</b> December 11, 2019	<b>Time:</b> 11:00 a.m.
<b>Location:</b> Courtroom 1539, 255 E. Temple Street, Los Angeles, California 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** November 27, 2019

**Description of property to be sold:**

Condominium located At 1583 W. Swain Road, Stockton, California 95207 (APN 097-750-080-000) Free And Clear Of Liens, Claims And Interests

**Terms and conditions of sale:**

Cash Sale, As is, whereis, with no representations or warranties of any kind. Closing to occur not later than 14 days after entry of the order approving the sale. Terms of the Sale set forth in the Purchase Agreement attached as Exhibit 1 to the Motion for Sale on file with the Court.

Sale Subject to over bid (see Below)

**Proposed sale price:** \$165,000.00

**Overbid procedure (if any):**

The following is a summary – See Motion for full recitation of terms

\$ 5,100.00 deposit plus proof of funds to qualify; bidder must agree in writing to terms of purchase agreement attached to Motion; First overbid to be no less than \$170,000 with subsequent overbids of no less \$172,500. Deposit is non-refundable if bid is accepted and approved by Court; No contingencies. Deposit, proof of funds and agreement to be bound by purchase agreement to be delivered to counsel for Trustee at 3435 Wilshire Boulevard, Suite 990 Los Angeles, Ca 90010 by 4:00 p.m. on December 10, 2019.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

December 11, 2019  
11:00 a.m.  
Courtroom 1539  
255 E. Temple Street  
Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Elissa D. Miller  
emiller@sulmeyerlaw.com  
SulmeyerKupetz  
A Professional Corporation  
333 South Grand Avenue, Suite 3400  
Los Angeles, California 90071  
Telephone: 213.626.2311  
Facsimile: 213.629.4520

Attorneys for Sam S. Leslie, Chapter 7 Trustee

Date: 11/20/2019

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
333 South Grand Avenue, Suite 3400, Los Angeles, California 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 11/20/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Joy M Johnson on behalf of Debtor Obediah Maria Aceves  
Joyness00@gmail.com, Joy@jomolawfirm.com;ayo@jomolawfirm.com

Sam S Leslie (TR)  
sleslie@trusteeleslie.com, sleslie@ecf.axosfs.com;trustee@trusteeleslie.com

Kelsey X Luu on behalf of Interested Party Courtesy NEF  
Kelsey.Luu@mtglawfirm.com, Jenelly.Goldade@mtglawfirm.com;Kelsey.Luu@mtglawfirm.com

Elissa Miller on behalf of Interested Party Courtesy NEF  
emiller@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;emillersk@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Elissa Miller on behalf of Trustee Sam S Leslie (TR)  
emiller@sulmeyerlaw.com, asokolowski@sulmeyerlaw.com;emillersk@ecf.inforuptcy.com;dwalker@sulmeyerlaw.com

Valerie Smith on behalf of Interested Party Courtesy NEF  
claims@recoverycorp.com

United States Trustee (LA)  
ustpregion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

### **2. SERVED BY UNITED STATES MAIL:**

On *(date)* \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 11/20/2019, I served the

following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Sheri Bluebond  
U.S. Bankruptcy Court  
Roybal Federal Building  
Bin outside of Suite 1534  
255 E. Temple Street  
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

11/20/2019  
Date

Denise Walker  
Printed Name

/s/Denise Walker  
Signature

